130.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,156,800	/	1,156,800
USE VALUE:	1,156,800	/	1,156,800
ASSESSED:	1,156,800	/	1,156,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PELHAM TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHOI WILLIAM
Owner 2:	MATHEWS CHRISTINA
Owner 3:	
Street 1:	17 PELHAM TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KAMBORIAN LISBETH N -
Owner 2:	-
Street 1:	17 PELHAM TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Clapboard Exterior and 3140 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7117.000	585,300	1,300	570,200	1,156,800
Total Card	0.163	585,300	1,300	570,200	1,156,800
Total Parcel	0.163	585,300	1,300	570,200	1,156,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.41 /Parcel: 368.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	585,300	1300	7,117.	570,200	1,156,800		Year end	12/23/2021
2021	101	FV	754,200	1300	7,117.	570,200	1,325,700		Year End Roll	12/10/2020
2020	101	FV	753,900	1300	7,117.	570,200	1,325,400	1,325,400	Year End Roll	12/18/2019
2019	101	FV	552,500	1300	7,117.	601,800	1,155,600	1,155,600	Year End Roll	1/3/2019
2018	101	FV	565,900	1300	7,117.	443,500	1,010,700	1,010,700	Year End Roll	12/20/2017
2017	101	FV	565,900	1300	7,117.	424,500	991,700	991,700	Year End Roll	1/3/2017
2016	101	FV	565,900	1300	7,117.	392,800	960,000	960,000	Year End	1/4/2016
2015	101	FV	536,900	1300	7,117.	329,400	867,600	867,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10158

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAMBORIAN LISBE	54857-352		6/21/2010		935,000	No	No		
ISMAIL USMAN/ET	28122-193		1/29/1998		549,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2011	1428	Add Bath	149,000					RENO 3RD FLOOR & A

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	Meas/Inspect	HS	Hanne S
5/31/2012	Info Fm Prmt	BR	B Rossignol
11/18/2008	Meas/Inspect	336	PATRIOT
12/18/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7117		Sq. Ft.	Site		0	90.	0.89	10									570,161						570,200	

Total AC/HA: 0.16338 | Total SF/SM: 7117 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 570,161 | Spl Credit: | Total: 570,200

User Acct

83938

GIS Ref

GIS Ref

Insp Date

10/14/17

!10158!

PRINT

Date	Time
12/30/21	10:12:57

LAST REV

Date	Time
02/11/21	12:15:36

mmcmakin

USER DEFINED

Prior Id # 1:	83938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.01206899
Const Adj.:	1.02989697
Adj $ / SQ:	140.714
Other Features:	130500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	848328
Depreciation:	262982
Depreciated Total:	585346

COMMENTS

OF=EXTRA TOILET AND 2 SINKS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 2 | HB 1

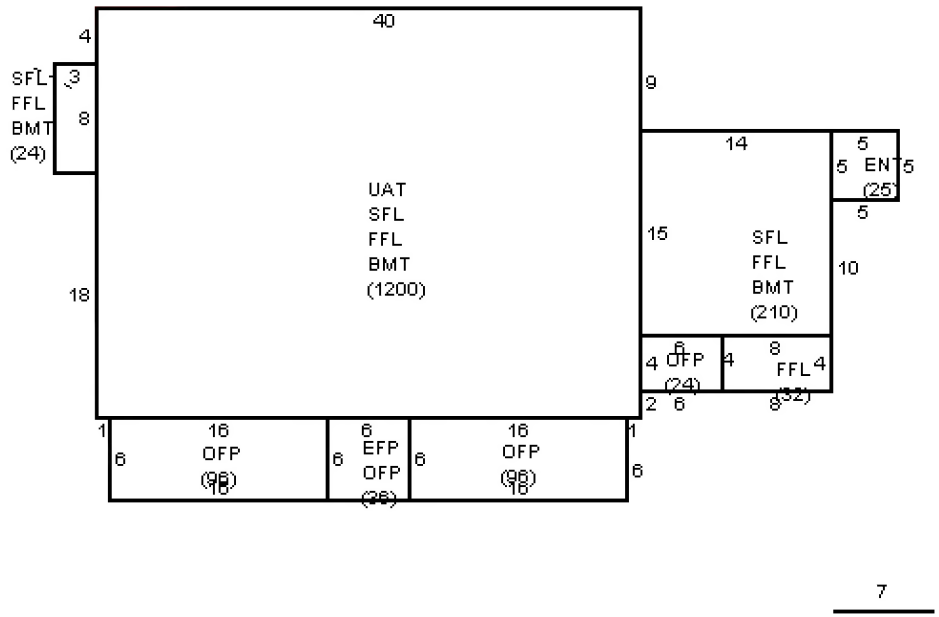
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	187.15
Special Features:	0	Val/Su Net:	118.31
Final Total:	585300	Val/Su SzAd	201.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,466	140.710	206,287
BMT	Basement	1,434	42.210	60,535
SFL	Second Floor	1,434	140.710	201,784
UAT	Upper Attic	300	97.940	29,381
OFP	Open Porch	252	23.740	5,982
EFP	Enclos Porch	36	74.770	2,692
ENT	ENTRY	25	27.190	680
	Net Sketched Area:	4,947	Total:	507,341
Size Ad	2900	Gross Area	5847	FinArea 3140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	11X12	G	AV	1940	9.39	T	40	101			700			700
19	Patio	D	Y	1	14X21	G	FR	1960	4.41	T	51	101			600			600

More: N | Total Yard Items: 1,300 | Total Special Featues: | Total: 1,300